City of Lafayette
Staff Report
City Council

Meeting Date: **April 14, 2025**

Staff: **Patrick Golier, Transportation Program Manager**

Subject: **Resolution 2025-20: Compliance with MTC's Transit Oriented Communities Policy as a Condition for the Lafayette Downtown BART Access and Circulation Project**

Summary
Lafayette has been granted $350,000 in funding from the Metropolitan Transportation Commission's (MTC) Transit Oriented Communities (TOC) Policy program for the Lafayette Downtown BART Access and Circulation Project. The grant will ensure compliance with one of MTC's TOC policy goals, to improve multimodal access to and from the Lafayette BART station. As a condition of the grant funding, Lafayette is required to submit a resolution of local support for the Lafayette Downtown BART Access and Circulation Project.

Resolution 2025-20 is provided as Attachment 1.

Discussion
Per the MTC, the Transit-Oriented Communities (TOC) Policy seeks to support the region's transit investments by ensuring communities within ½ mile around transit stations and along transit corridors are places that not only support transit ridership, but are places where Bay Area residents of all abilities, income levels, and racial and ethnic backgrounds can live, work, and access services, such as education, childcare, and healthcare.

The TOC Policy focuses on the core elements of land use density, affordable housing, parking management, and complete streets/multimodal access. The Policy applies to the half-mile area around existing and planned fixed guideway transit stops and stations (i.e., regional rail, commuter rail, light-rail transit, bus rapid transit, and ferries).

More specific to the Lafayette Downtown BART Access and Circulation Project, the purpose of the TOC Policy Station Access and Circulation requirements is to improve multimodal access to and within TOC station areas.

Four broad goals guide the TOC Policy, including:

- **Housing:** Prioritize the production, preservation and protection of affordable housing in transit-rich areas.
- **Density:** Increase residential and commercial densities in areas near regional transit hubs.

- **Access:** Prioritize active transportation and shared mobility within and to/from transit-rich areas within ½ mile from transit stops or stations.
- **Parking:** Adjusting minimum and maximum parking ratios as well as transportation demand management policies.

The grant will provide Lafayette with technical assistance to create and implement policies that will help the City comply with TOC policy with regard to BART station access and circulation. More specifically, MTC's standardized scope of work for the TOC Policy Station Access and Circulation grant will result in the following deliverables:

- Adoption of an updated Complete Street policy;
- Completion of an access gap analysis and accompanying capital and/or service improvement program for station access from destinations within a 10-minute travel time and a 15-minute bicycle or bus/shuttle trip;
- Prioritization of the implementation of "All Ages and Abilities" active transportation projects on the regional Active Transportation Network. Lafayette's downtown area is characterized as being on the Active Transportation Network; and
- Identification of opportunities for Mobility Hub planning and implementation at the Lafayette BART station. According to MTC, Mobility Hubs offer a safe, comfortable, convenient and accessible space to seamlessly transfer from one type of transportation mode to another, including shared scooters, bicycles, cars and transit.

Compliance with the TOC Policy is voluntary for jurisdictions. However, compliance is likely to be considered as a key factor as part of future MTC discretionary grant funding.

Recommendation
Adopt Resolution 2025-20 that commits the City of Lafayette to completing the Lafayette Downtown BART Access and Circulation Project for compliance with MTC's Transit Oriented Community policy requirements.

Attachment:

1. Resolution 2025-20

ATTACHMENT 1

Resolution 2025-20

RESOLUTION NO. 2025-20

Resolution Of The CITY COUNCIL Of The CITY OF LAFAYETTE Committing to Take Steps Toward Achieving Compliance with The Metropolitan Transportation Commission's (MTC's) Transit-Oriented Communities (TOC) Policy as a Condition for MTC to Allocate Regional Discretionary Funding to the LAFAYETTE DOWNTOWN BART ACCESS AND CIRCULATION PROJECT

WHEREAS, the MTC adopted Resolution 4530, the TOC Policy; and

WHEREAS, the TOC Policy incentivizes local jurisdictions to plan and zone for higher residential and commercial densities in areas within one half-mile of existing and planned fixed-guideway transit stops and stations to support the region's transit investments and implement key GHG reduction strategies from Plan Bay Area 2050; and

WHEREAS, incentivizing local jurisdictions to also adopt policies focused on increasing housing production of all types, particularly affordable housing production, preservation and protection, commercial anti-displacement and stabilization, parking management, and transit station access and circulation further supports regional transit investments and Plan Bay Area 2050 implementation; and

WHEREAS, in 2023 MTC identified the City of Lafayette (Transit Service Tier 3) in the City of Lafayette; and

WHEREAS, MTC conditions the allocation of regional discretionary funding for fixed-guideway transit extension projects on compliance with the TOC Policy; and

WHEREAS, MTC anticipates that future regional funding, such as the One Bay Area Grant (OBAG) program, will consider compliance with the TOC Policy as part of the prioritization and project selection process starting with OBAG 4, expected in 2026; and

WHEREAS, the TOC Policy establishes different compliance expectations for existing and planned station areas based on the level of transit service; and

WHEREAS, the TOC Policy identifies four TOC Policy areas (density, housing affordability, parking, and access/circulation); and

WHEREAS, on September 30, 2024 the MTC announced a Call for Projects for Transit Oriented Communities (TOC) Planning and Implementation Grants, and informed local jurisdictions of a November 22, 2024 deadline for submittals of Applications, as well as grant application guidance and requirements including compliance with the Transit Oriented Communities Policy; and

RESOLVED, that City of Lafayette submitted a grant application/grant applications to MTC for $350,000 for Station Access and Circulation for the Lafayette Downtown BART Access and Circulation project in response to the MTC's Call for TOC Planning and Implementation Projects; and

RESOLVED, that City of Lafayette accepted a grant award from MTC for $350,000 for TOC Compliance for Station Access and Circulation for the Lafayette Downtown BART Access and Circulation project in response to the MTC's Call for TOC Planning and Implementation Projects; and

RESOLVED, that City of Lafayette commits to completing the associated Lafayette Downtown BART Access and Circulation for the TOC Compliance for the Station Access and Circulation work scope following an MTC grant award by applying for these funds; and

RESOLVED, that City of Lafayette intends to adopt relevant plans, policies or zoning updates emerging from the work completed through the Lafayette Downtown BART Access and Circulation grant to comply with the TOC Policy Station Access and Circulation requirements.

PASSED AND ADOPTED by the City Council of the City of Lafayette, State of California, on _____, 20__, by the following vote:

I, the undersigned, hereby certify that the foregoing Resolution Number 2025-20 was duly adopted by the City Council of the City of Lafayette following a roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____	_____
Joanne Robbins	Susan Candell
City Clerk	Mayor